

982 Turner Warnell

**Land Available
Mansfield, Texas**



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817.467.6803 | Peycosouthwest.com
1703 N Peyco Dr. Arlington Texas 76001

Land Available | Mansfield, Texas

Commercial Land available

Property Details:

- +/- 1.37 Acres available
- Zoned C2– Commercial by City of Mansfield
- Approximately 100 feet of frontage on FM 157
- FM 157 Traffic counts, +/- 30,118 VPD (USA traffic counts AADT 2012)
- Asking \$899,730 or \$15.00/SF
- Call for more details

BROKERS

Jordan Foster, CCIM, MBA
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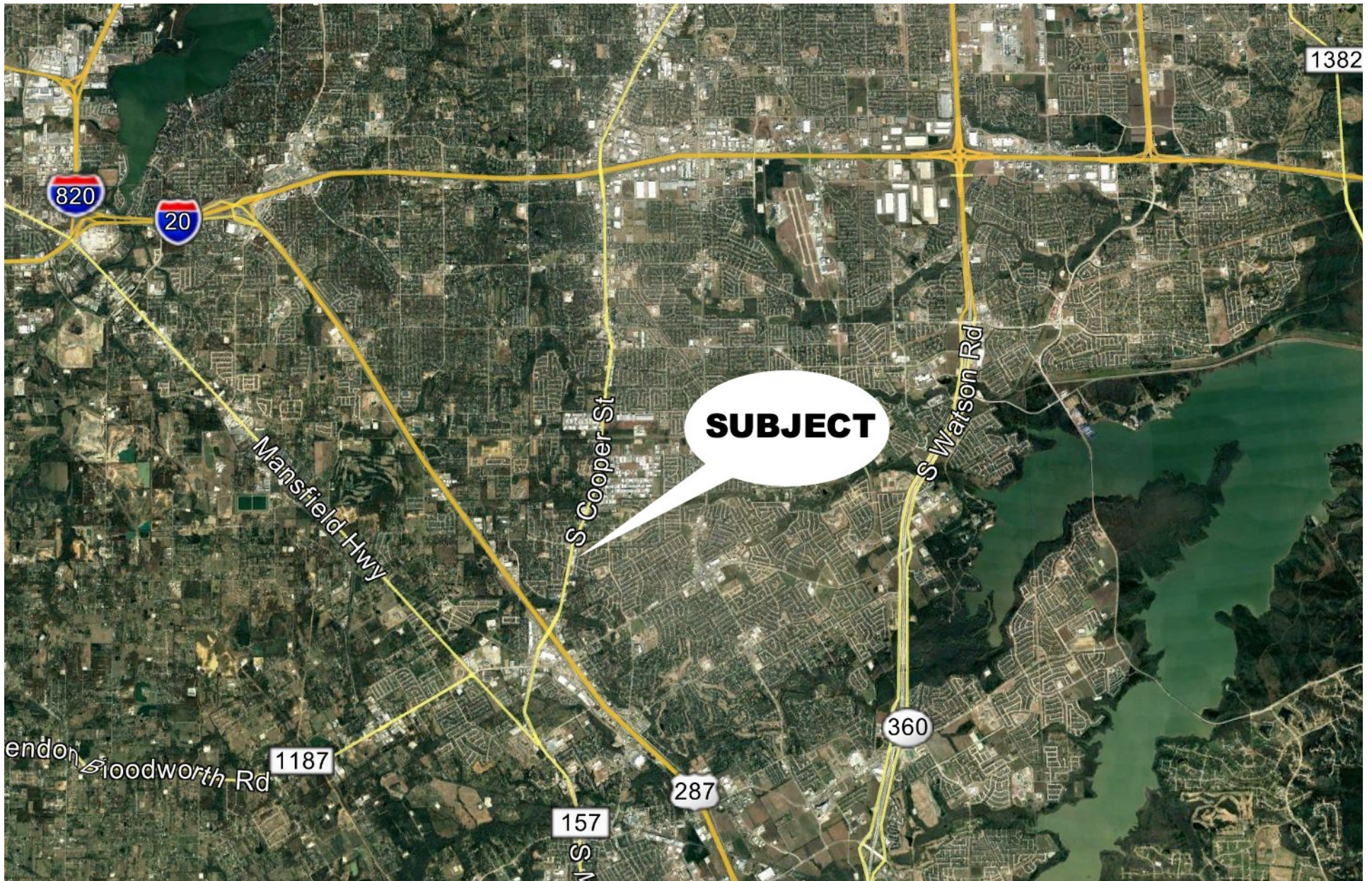
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Table with 2 columns: Symbol/Line Type and Description. Includes entries for Subject Property Line, Adjacent Property Line, Easement, Existing Contour, Existing Wall, Overhead Electric, Fence, Road, Fire Lane, Utility & Water, Gas Line, AT&T, Water Line, Light Pole, and Water Meter.

STATE OF TEXAS:
COUNTY OF TARRANT:
LEGAL DESCRIPTION
BEING A 1.379 ACRE TRACT OF LAND, OUT OF THE TEMPLE D. HARRIS SURVEY, ABSTRACT NUMBER 645, AND THE WILLIAM W. WARNELL SURVEY, ABSTRACT 1612, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.38 ACRES, AS CONVEYED TO THE MAURICE UGWIBE FAMILY REVOCABLE TRUST, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NUMBER D22170226, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "WEIR & ASSOC", SAID POINT BEING THE MOST SOUTHEASTELY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTELY CORNER OF A CALLED 1.148 ACRE TRACT OF LAND, AS CONVEYED TO D&D MANSFIELD ENTERPRISE LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D209061381, D.R.T.C.T., SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FM 157, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.148 ACRE TRACT, NORTH 75 DEGREES 21 MINUTES 19 SECONDS WEST, A DISTANCE OF 325.21 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHWESTELY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTELY CORNER OF SAID 1.148 ACRE TRACT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 28, BLOCK B, OF THE QUINCY ESTATES ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN CABINET A, SLIDE 2454, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.);
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.148 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID BLOCK B, NORTH 00 DEGREES 28 MINUTES 32 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHEASTELY CORNER OF LOT 28, OF SAID BLOCK B, SAID POINT ALSO BEING THE MOST SOUTHEASTELY CORNER OF LOT 30, OF SAID BLOCK B, AT A DISTANCE OF 75.89 FEET, AND CONTINUING A TOTAL DISTANCE OF 181.22 FEET, TO A POINT 100' CORNER IN A STONE WALL, SAID POINT BEING THE MOST NORTHEASTELY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTELY CORNER OF LOT 1, BLOCK 1, OF THE COOPER NORTH CENTER ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN CABINET A, SLIDE 8036, P.R.T.C.T., AS CONVEYED TO S&L GENERAL LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D217282563, D.R.T.C.T.;
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID BLOCK B, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 1, SOUTH 75 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.52 FEET, TO A 1/2-INCH IRON ROD FOUND DISTURBED, SAID POINT BEING THE MOST NORTHEASTELY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHEASTELY CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FM 157;
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 1, AND FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FM 157, THE FOLLOWING COURSES:
SOUTH 11 DEGREES 19 MINUTES 41 SECONDS WEST, A DISTANCE OF 84.67 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647";
SOUTH 11 DEGREES 23 MINUTES 49 SECONDS WEST, A DISTANCE OF 90.92 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 60.8484 SQUARE FEET, OR 1.379 ACRES, MORE OR LESS.

- * NOTES *
- THE PURPOSE OF THIS SURVEY IS TO LOCATE TOPOGRAPHY, IMPROVEMENTS AND PROPERTY BOUNDARIES OF TRACTS 103 & 103B, OUT OF THE TEMPLE D. HARRIS SURVEY, ABSTRACT NUMBER 645, AND TRACTS 27 & 27A, OUT OF THE WILLIAM W. WARNELL SURVEY, ABSTRACT NUMBER 1612, ADDRESSED AS 982 TURNER WARNELL, TARRANT COUNTY, TEXAS.
 - BASE OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANT COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RIK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY 1001.
 - ALL CURS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
 - ALL MAG NAIL SET ARE MAG NAIL WITH WASHIER STAMPED "HANNA SURVEYING".
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0606K, DATED 09/25/2009, CITY OF MANSFIELD, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
 - PROJECT BENCHMARK ELEVATIONS ARE LEVELED OFF OF CITY OF ARLINGTON BENCHMARK, 55-19-3, WITH A PUBLISHED VERTICAL ELEVATION OF 654.780'.
 - CITY AS-BUILTS FOR COOPER NORTH CENTER ADDITION, SHOW A SANITARY SENER EASEMENT AND FUTURE SANITARY SEWER LINE ON AN UNRECORDED FUTURE PLAT.
 - SURVEY ABSTRACT LINES ARE APPROXIMATE LOCATIONS, TAKEN FROM THE TARRANT COUNTY CAD INTERACTIVE MAP.

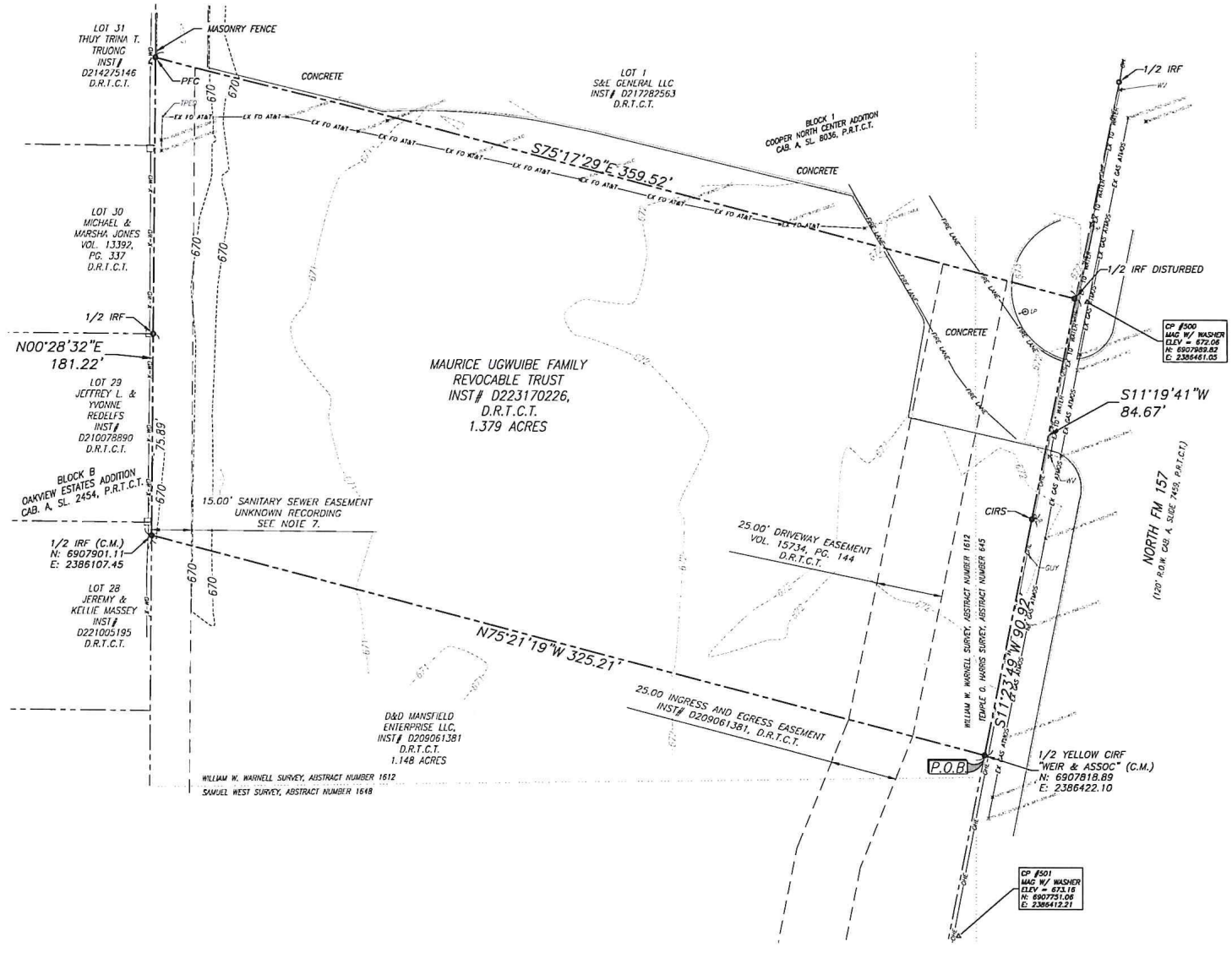
FIELD SURVEY BY: AR
DRAWN BY: DL
DATE: 02/05/2025
SCALE: 1" = 20'
PROJECT NO. 25-1458
SAW/HANNA-SE.COM
HANNA SURVEYING & ENGINEERING LLC.

OWNER/CLIENT:
MAURICE UGWIBE
982 TURNER WARNELL
MANSFIELD, TX 76063
(261) 215-3318
LEVANS@LEVANSOC.COM
SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
1380 US 287 FRONTAGE RD., STE. 101
MANSFIELD, TX 76063
682-533-9474
FIRM NO. 10194933

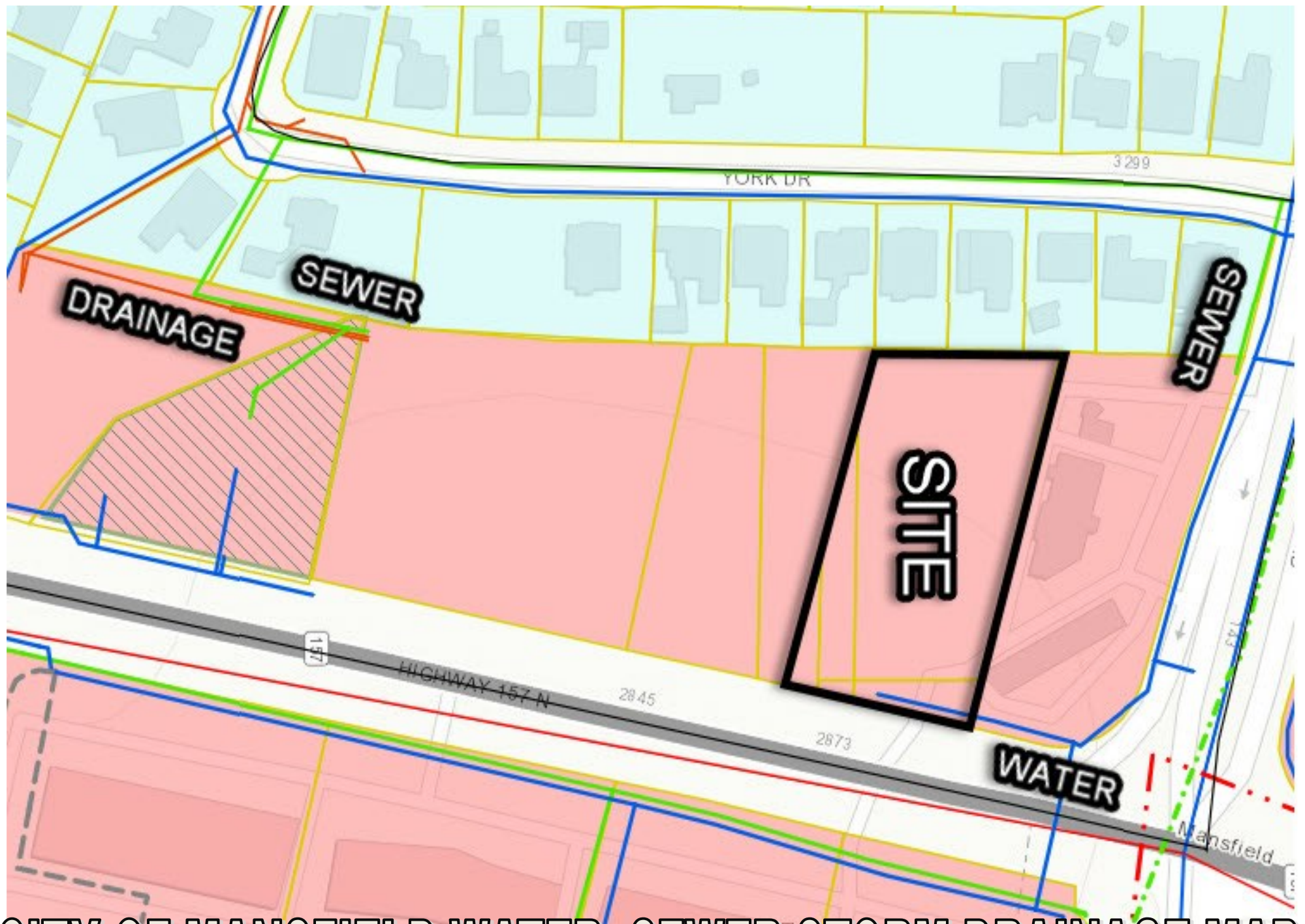
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.



06 FEB 2025



BOUNDARY AND TOPOGRAPHICAL SURVEY
982 TURNER WARNELL
MANSFIELD, TARRANT COUNTY, TEXAS.



CITY OF MANSFIELD WATER, SEWER STORM DRAINAGE MAP



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PEYCO Southwest Realty Inc.	480436	jmaibach@peycsosouthwest.com	817.467.6803
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James L Maibach	375882	jmaibach@peycsosouthwest.com	817.467.6803
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James L Maibach	375882	jmaibach@peycsosouthwest.com	817.467.6803
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian G. Cotter	659676	bcotter@peycsosouthwest.com	817.919.4475
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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